

FOR SALE

\$40,000,000

\$65.53 PSF

±610,412 SF

±35.43 Acres



2801 N Main Street

San Luis, Arizona

AN INDUSTRIAL CAMPUS · YUMA COUNTY, ARIZONA

CBRE



Property Overview

2801 N MAIN STREET · SAN LUIS, AZ

A **±610,412 SF** Butler pre-engineered steel industrial building on ±35.43 acres, fronting Main Street (Highway 95) in San Luis. Building dimensions are 1,000' × 600' plus office offset, with 24'-34' clear at center, 50' × 50' column spacing, 3,000-amp service, and 100% sprinkler coverage — a specification set that is effectively unrepeatable at this basis in the Yuma County market.

San Luis is among Arizona's fastest-growing cities, with a population of ±43,000. Directly across the border, **San Luis Río Colorado, Sonora, adds a population of ±200,000** — a combined binational labor and consumer base served by two ports of entry, driving trade, logistics, and cross-border manufacturing for California, Mexico, and Nevada.

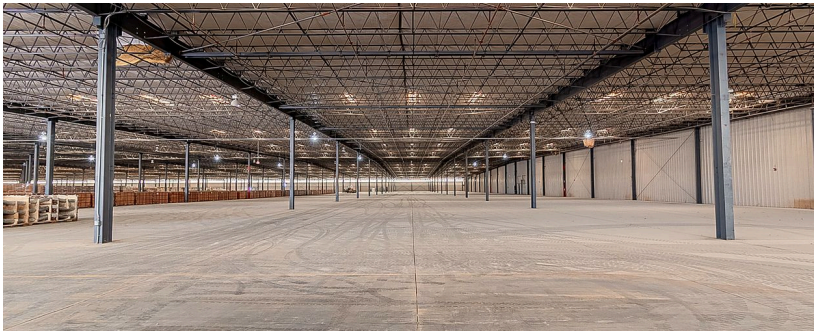
TENANCY, AVAILABILITY & PROFORMA RENT

TENANT	AREA (SF)	LEASE END	ANNUAL RENT (NNN)	\$/SF/YR	ESCALATIONS
Piana Technology	±128,154	10/31/2028	\$917,583	\$7.16	Annual CPI · 50% renewal increase
Solaris Global	±302,258	12/31/2026	\$1,801,458	\$5.96	Annual CPI · 50% renewal increase
Available NOW	±180,000	—	\$1,350,000	\$7.50	Asking rent
Total Proforma Rent	±610,412	—	\$4,069,041	\$6.67	NNN

BUILDING COMPOSITION

Warehouse	±480,000 SF	24' clear
Manufacturing	±120,000 SF	34' clear
Office	±10,412 SF	West side
Total	±610,412 SF	—

24'–34' CLEAR HEIGHT AT CENTER	3,000A / 480V 3-PHASE SERVICE	HI HEAVY INDUSTRIAL ZONING
Butler Steel PRE-ENGINEERED	30 Doors DOCK-HIGH, DRIVE-IN & GRADE	FTZ #219 FOREIGN TRADE ZONE



Building Information

BUTLER PRE-ENGINEERED STEEL

HI HEAVY INDUSTRIAL ZONING	24'–34' CLEAR HEIGHT AT CENTER	3,000A / 480V 3-PHASE POWER
50' × 50' COLUMN SPACING	±35.43 AC LOT SIZE	1997 YEAR BUILT

SIZE	
Total	±610,412 SF
Warehouse	±480,000 SF · 24' clear
Manufacturing	±120,000 SF · 34' clear
Office	±10,412 SF
Dimensions	1,000' × 600'

CONSTRUCTION	
Frame	Butler pre-engineered steel
Floors	6" concrete, fiber mesh
Walls	Insulated metal, 4" vinyl-backed
Roof	MR-24 insulated metal
Condition	Excellent

LOADING	
North — dock-high	20 — 8' × 10'
North — dock-high	5 — 10' × 10'
North — drive-in	1 — 10' × 10' w/ ramp
West — grade level	4 — 10' × 10'
Truck courts	Concrete

SPRINKLER	
System	100% wet-type
Density	25 GPM
Section 1	150 psi static @ 1,500 GPM
Section 2	150 psi static @ 2,250 GPM

OFFICE & PARKING	
Office area	±10,412 SF, west side
Main office	±5,430 SF — 181' × 30'
Configuration	15 private offices, conference, training, break & computer rooms
Parking	108+ paved, lighted, marked

SITE ADVANTAGES	
■	Foreign Trade Zone #219
■	New Market Tax Credits
■	Accelerated depreciation schedules
■	Average manufacturing rate \$12/hr
■	Unionization under 1% · turnover under 3%
■	50% bilingual workforce
■	Yuma workforce salary & training grants
■	San Luis commercial port of entry
■	Mexico healthcare plans at ⅓ U.S. cost
■	100% electable sales factor, multi-state
■	50 million consumers, one-day truck haul
■	Two ports of entry — passenger and commercial
■	SR-195 overweight corridor direct to Interstate 8

Parcel Boundary

±35.43 ACRES · APN 210-25-010



NORTH
AT RIGHT

S Avenue J 95

W County 20 1/2 St

W County 20 1/2 St

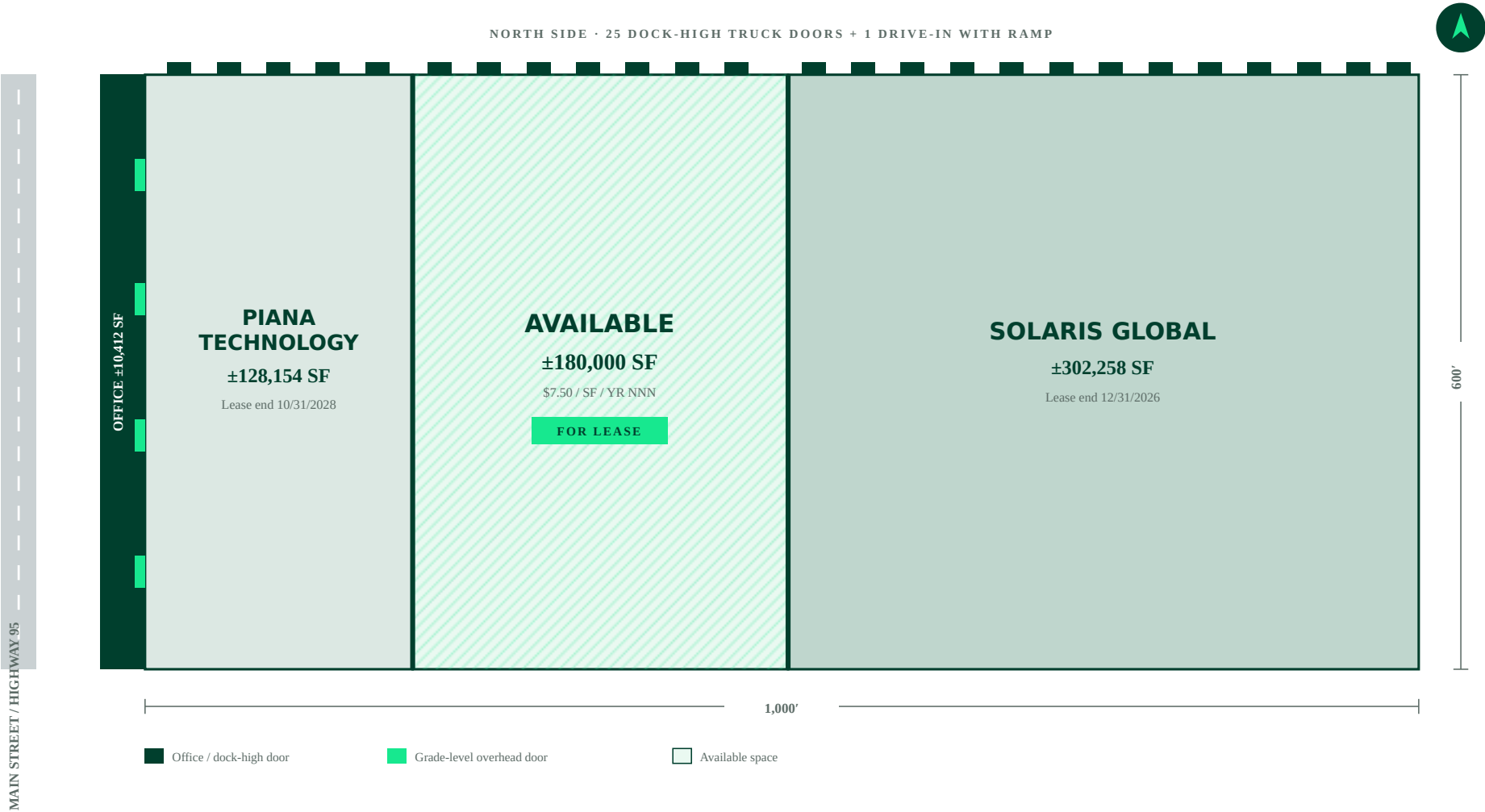
 SUBJECT PROPERTY LINE · ±1,175' × 1,284'

0  200 FT

MAIN STREET / HWY 95 AT W COUNTY 20½ STREET · SAN LUIS, AZ · 04

Floor Plan & Tenant Layout

1,000' x 600' PLUS OFFICE OFFSET



DIAGRAMMATIC — NOT TO SCALE. DEMISING WALLS, DOOR COUNTS AND AREAS TO BE VERIFIED BY BUYER.

\$356 Million

SAN LUIS I MODERNIZATION & EXPANSION

16 Lanes

NORTHBOUND VEHICLE INSPECTION — DOUBLE THE PRIOR COUNT

3 Million

VEHICLES PROCESSED ANNUALLY

2.5 Million

PEDESTRIANS PROCESSED ANNUALLY

San Luis I Land Port of Entry — Under Expansion

The passenger and pedestrian crossing sits directly south of the property on the same Highway 95 corridor. **GSA is delivering a modernization and expansion project of roughly \$356 million** that replaces the original 1984 facility with all-new, state-of-the-art infrastructure, funded through the Bipartisan Infrastructure Law and the Inflation Reduction Act.

Construction began in 2024 following a June 2023 groundbreaking, and the port remains fully operational throughout. In March 2026 GSA opened the first tranche of 16 new northbound privately owned vehicle lanes — doubling northbound inspection capacity — together with two canopies providing 16,000 SF of shade. All 16 lanes are scheduled to be fully operational by **Spring 2029**, with construction running through the same period.

The completed port is designed as the first all-electric, net-zero-energy land port of entry in the United States. San Luis I is the second-busiest non-commercial vehicle port in Arizona and had been operating beyond its original design capacity for years.

On the Mexican side, San Luis Río Colorado has broken ground on the companion "Modernización de la Aduana San Luis Río Colorado I" project, coordinating capacity on both sides of the line.

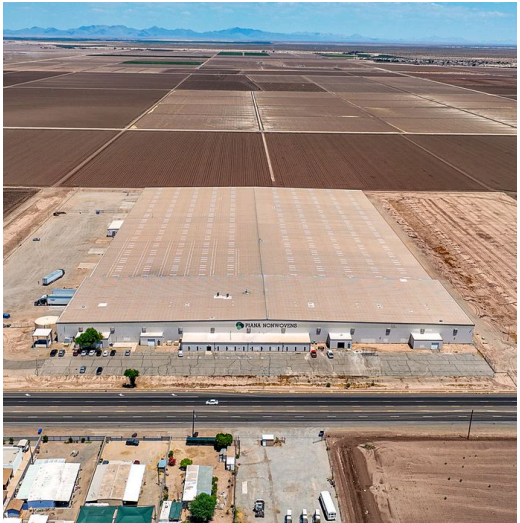
San Luis II Commercial Port of Entry

Commercial truck traffic is handled separately at San Luis II, built in 2010 approximately five miles east of the downtown crossing specifically to divert freight and relieve congestion. It accepts commercial trucks only; passenger vehicles and pedestrians are routed to San Luis I.

San Luis II connects directly to **State Route 195, the Robert A. Vaughn Expressway** — a designated overweight corridor engineered for high-volume commercial traffic with a streamlined link to Interstate 8. That routing supports east-west distribution across Arizona and into national markets while protecting perishable and temperature-sensitive supply chains.

Why It Matters Here

- Separated passenger and commercial crossings — freight avoids retail queueing
- Overweight corridor to I-8 without traversing local streets
- Foreign Trade Zone #219 warehousing and supply-chain benefits
- Four ports of entry within the Greater Yuma region
- Under six hours to the Port of Los Angeles / Long Beach



Strategic Location

YUMA COUNTY, ARIZONA • FOREIGN TRADE ZONE #219

±584,000

REGIONAL LABOR FORCE SHED

52 Million

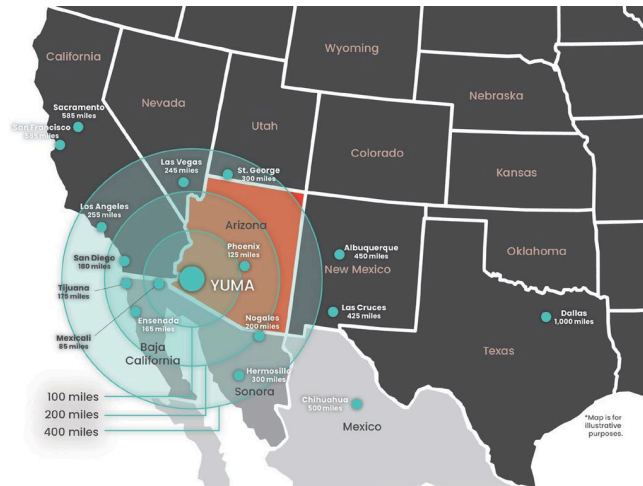
CONSUMERS WITHIN A ONE-DAY
TRUCK HAUL

±18,000

INDUSTRIAL PRODUCTION JOBS

1.8 Million

REGIONAL CONSUMER BASE



DRIVE TIMES

CITY	MILES	HOURS
Tucson	113	1.75
Las Vegas	302	4.50
Inland Empire	320	5.00
San Diego	355	5.25
El Paso	430	6.15
Albuquerque	419	6.50
Salt Lake City	663	10.15
Bay Area	754	12.00
Dallas	1,064	15.75
Houston	1,174	17.25

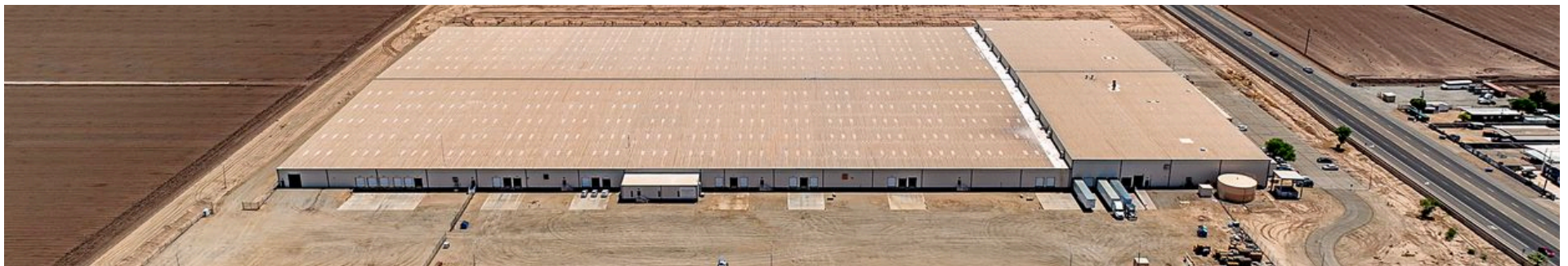
Border & Logistics

The Greater Yuma region sits at the border of four states and two countries. Foreign Trade Zone #219 adds warehousing and supply-chain benefits, with proximity to four ports of entry and under six hours to the Port of Los Angeles / Long Beach.

Defense & Testing

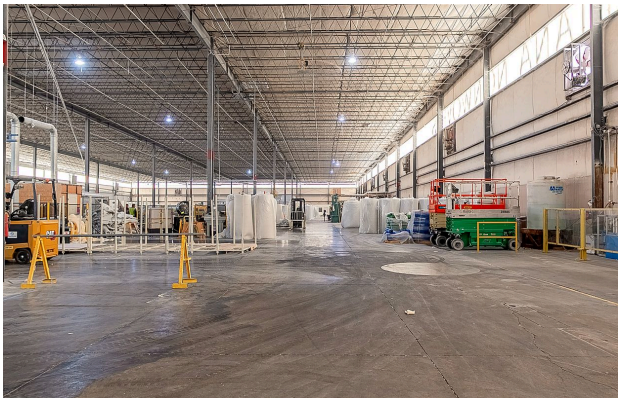
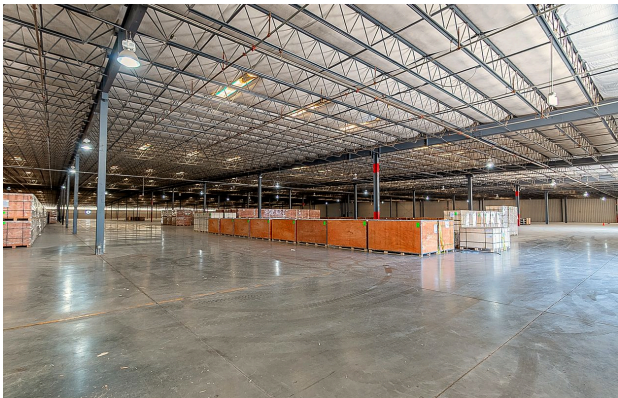
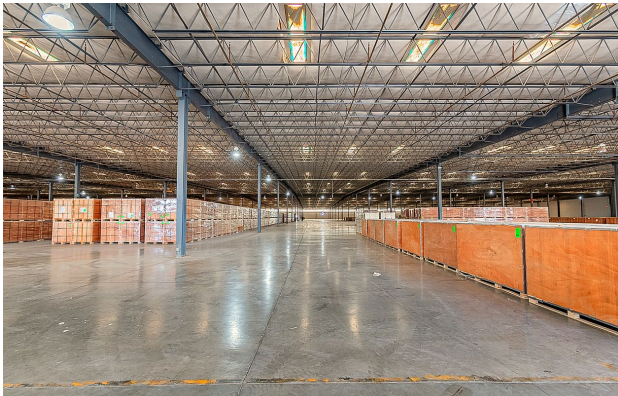
For businesses that depend on testing equipment in desert conditions or on military ranges, San Luis offers logistical advantage through proximity to Yuma Proving Ground — the county's largest civilian employer, with more than 2,000 civilian workers and over 35,000 visitors annually.

Yuma County hosts aerospace and defense companies, aviation facilities, and suppliers, making specialized services and skilled workers easier to source. The campus suits testing of military vehicles, sensors, drones, munition components, and communication systems requiring hot-weather field conditions.



Building Photos

BUTLER STEEL • 24'-34' CLEAR • 50' x 50' COLUMNS



Contact Our Team

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